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62nd Annual

HOUSE & GARDEN TOUR

May 11 & 12, 2019

Mother's Day Weekend

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62nd Annual HOUSE & GARDEN TOUR

May 11 & 12, 2019
Mother's Day Weekend



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TOUR HEADQUARTERS

- ★ Corner Store Arts
900 South Carolina Avenue SE 30

Complimentary refreshments during tour hours.

HOURS

Saturday, May 11 • 4–7 PM

Sunday, May 12 • 1–5 PM

GESSFORD COURT SE GUIDED OUTDOOR MINI-TOUR

Saturday • 5 PM

Sunday • 2 PM, 4 PM

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GUIDED OUTDOOR MINI-TOUR

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PRESIDENT'S WELCOME

Welcome to the Capitol Hill Restoration Society 2019 House & Garden Tour—we're so glad you've come!



Thank you for taking part in this Capitol Hill tradition, our signature project and a major source of funding for our other programs and activities. See page 4 for details.

If you are visiting, we invite you to enjoy the hospitality of our neighborhoods and our grand Victorian-era homes, monumental views and tree-lined streets in the shadow of the Capitol.

If you live on the Hill, you are already familiar with the rich history, diverse cultures, walkability and family-friendly climate that make this a close-knit community. CHRS believes that Capitol Hill should be a good place to live, work, and raise families. For this reason, since our founding in 1955, we have worked continuously to defend and protect Capitol Hill's community, history, and architecture.

Each year the tour features a different part of Capitol Hill. This year, we're focusing on the Lincoln Park area with all the properties within easy walking distance of the park—and each other. In addition to the many fine homes, you are invited to enjoy an outdoor mini-tour of historic

Gessford Court SE (note the times listed on the Contents page). And our friends in the Capitol Hill Garden Club (CapitolHillGardenClub.org) helped us choose a few of their favorite outdoor spaces for our list of tour stops. Refreshments and rest facilities are available both Saturday and Sunday at Corner Store Arts, a delightful art-space at 900 South Carolina Avenue SE. We hope you get lots of ideas for remodeling, redecorating, and art collecting. Or simply enjoy the lovely homes, fragrant gardens and the company of others who share your appreciation for beautiful spaces.

On behalf of CHRS, I want to extend a sincere thank-you, most especially, to all the homeowners featured on this year's tour for their tremendous hospitality; the house captains who ensure a safe and enjoyable visit for our tour goers; the 300+ house docents, history writers and other volunteers who staffed every aspect of the tour; the local merchants who served as ticket sales outlets; the many advertisers featured in this brochure; and the generous corporate and individual sponsors and contributors without whom this tour would not be possible.

On page 31, you will find membership information. If you are not already a member, I hope you will be inspired to join us. If you love Capitol Hill and its historic character, then CHRS is an organization worthy of your support.

And now... time's a wastin'—the House Captains are expecting you. Enjoy the tour!

Elizabeth Nelson
CHRS PRESIDENT

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About the Artist

Joseph Harrison Snyder came to Capitol Hill in the late 1980s as an architect and has been selling his paintings at Eastern Market since 2002. He can be found every weekend at the market or at: josephharrisonsnyder.com.



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CHRS EVENTS

We connect with our members and the Capitol Hill community through events that promote and strengthen the character of our historic neighborhood. Enjoy some highlights from the last year!

PRESERVATION CAFÉS 2018

The Preservation Café series is a free forum on topics of interest to the greater Capitol Hill community.

- Neil Mozer, “Restoring Windows” (November 2018)
- Justine P. Bello, “Curb Appeal: How to Preserve a Rowhouse Façade” (October 2018)
- Joel Truitt, “Historic Doors” (September 2018)
- Nakita Reed, “Improving Energy Efficiency” (May 2018)
- Yesenia Riviera, “Solar Power on Capitol Hill” (April 2018)
- Stephen Gyor and Steve Callcott, “DC Sustainability Guidelines” (March 2018)

WALKING TOURS

Our walking tours are led by expert guides who reveal the history and significance of interesting and unexpected corners of Capitol Hill—perhaps one near you!

In May 2018, we offered a tour featuring the rich history of Duddington Place SE.



HOUSE EXPO

The CHRS 2018 House Expo was held on October 22, in Eastern Market’s North Hall, with over 25 home improvement professionals, having expertise in home repairs, building permits, iron work, windows, kitchen and bath, carpentry, lending and insurance, and house histories. Speakers addressed topics such as solar energy, landscaping, roofing, DIY projects, and building materials. District government agencies were also represented. We hope to have the event again in the fall of 2019.

MEMBER FORUMS

Our membership forums are open to the public and feature speakers on a wide range of topics.

- “Dismantling the Streetcar System: What Have We Learned?” (March 2019)
- “Creating Capitol Hill” (September 2018)
- “The 1822 City Directory” (June 2018)
- “New Discoveries at the Shotgun House Archaeological Site” (March 2018)

DICK WOLF MEMORIAL LECTURE

The Dick Wolf Memorial Lecture is an annual event to showcase excellence in research and writing on urban planning and historic preservation in the District of Columbia by a student or intern. Each year the winner delivers a presentation and receives a \$1,000 prize.

- 2019 DICK WOLF MEMORIAL LECTURE
John Hillegass, “Dismantling the Streetcar System: What Have We Learned?”
- 2018 DICK WOLF MEMORIAL LECTURE
Christine Ames, “New Discoveries at the Shotgun House Archaeological Site”
- 2017 DICK WOLF MEMORIAL LECTURE
Kelsey Robertson, “Historic Districts and Climate Change: Examining the Vulnerability of Washington DC’s Historic Districts to Sea Level Rise”
- 2016 DICK WOLF MEMORIAL LECTURE
Brook Hill, “The Loss of Affordable Housing”
- 2015 DICK WOLF MEMORIAL LECTURE
William King, “Modifying the DC Historic Preservation Law”



© ANDREW LIGHTMAN

Dick Wolf (1933–2012) was one of the District’s most ardent and effective visionaries. After moving to Capitol Hill in 1964, he worked tirelessly and effectively on community planning (including the Comprehensive Plan), historic preservation, and sound neighborhood

development. He served on the CHRS Board for many years, most often as President, and also served on the Committee of 100 of the Federal City. His vision for Washington was of a great, world-class city that houses both the nation’s great institutions as well as families with young children; balances its appetite for massive growth with preservation of the character of its irreplaceable historic residential neighborhoods; and integrates sound, sustained city planning principles, practices and administrative processes into all the city’s business.



CAPITOL HILL LITTLE LEAGUE

We’re sponsoring the “Restoration Nats”!

CAPITOL HILL EVENTS

CHRS volunteers participate in a wide range of community activities:

- Capitol Hill 4th of July Parade
- Barracks Row Fall Festival
- Hilloween
- Volunteer Day at Hill Center

SWAMPOODLE GRANTS

Residential property owners in the four squares 752, 753, 777 and 778 bounded by Second to Fourth Streets, and F to H Streets NE can apply to CHRS for home improvement grants. These grants are for the purpose of preserving the historic features of the neighborhood and, wherever possible, correcting historically inaccurate alterations to building facades. Energy conservation grants are also available. There is a renewed effort to promote the program in 2019; visit chrs.org/swampdoodle-grants.

TOPICS OF SPECIAL FOCUS IN 2018/2019

Our positions and testimony on issues facing residents of the District, especially Capitol Hill, can be found on our website. These include regulations for dockless bikes and scooters; Union Station redevelopment; switching to LED street lighting; and small cell infrastructure to support 5G communications.

These events and many others are free and open to the public. Check the Calendar page at chrs.org for events that may interest you!

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Gessford Court Tour Guide

Beth Purcell



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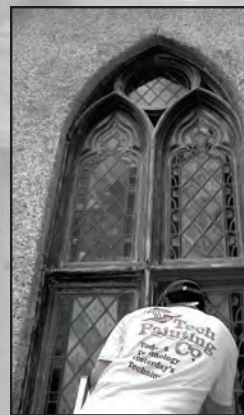
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THE HISTORY OF LINCOLN PARK



Lincoln Park was not always the verdant residential park you see today.

In 1791, it appeared as a square on L'Enfant's plan for the city. Like many vacant areas in the city at that time, it was a refuse heap and the nearby area was sparsely settled. In 1862, during the Civil War, the square housed Lincoln General Hospital, the Army's largest military hospital in the area, with a capacity of 2,575 beds. It included 20 pavilions, 25 tent wards, barracks, officer quarters and services. It was taken down shortly after the Civil War ended.

An act of Congress in 1866 named the square Lincoln Park, and in 1876 the emancipation statue was erected; by that date the square was attractively landscaped. A neighborhood group tried and failed to put a public library in the park. In the 1880's and 1890's, elegant houses on East Capitol Street and around Lincoln Park became homes to public officials and wealthy residents.

JANET QUIGLEY



TOP: Lincoln Park today, looking west. BOTTOM: Lincoln General Hospital, view from 15th Street SE, 1865.

SOURCES

DC Historic Preservation Office, Capitol Hill Historic District.

Constance McLaughlin Green, *Washington: A History of the Capital, 1800-1850*.

U.S. National Library of Medicine, National Institutes of Health.

Engraving: Sanders & Co., 1865, courtesy Library of Congress.

1 330 ADOLF CLUSS COURT

Home of Carl and Undine Nash

House Captains: John Smith and Aaron Smith, Berkshire Hathaway Home Services, PenFed, Realty

Unique is an overused word, but there is no other house like 330 Adolf Cluss Court on Capitol Hill.

Carl and Undine Nash bought the uninhabitable, fire-ravaged 1920's Steuart Co. coal and ice warehouse in 2009; they were able to begin renovation only after two years of permit review, during which time the Nashes also successfully lobbied the ANC, the City Council, and ultimately Congress to designate the then-unnamed alley "Adolf Cluss Court" after the prominent late-nineteenth century architect who also designed Eastern Market.

The home keeps the footprint and form of the Steuart warehouse and incorporates as much of the original material as could be salvaged, including the original bricks.

The Nashes get their electricity from above and below; a green take, perhaps, on the (outdated) property law maxim, *cuius est solum, eius est usque ad coelum et ad inferos* (loosely, the landowner owns everything above and below her land). Solar panels on the roof earn solar renewable energy credits (SRECs), and four 300-foot-deep geothermal wells boost the efficiency of the AC and radiant floor heating.

The Nashes purchased the large old school building front doors through Housewerks in Baltimore. The massive open space within boasts a twenty-foot peak at the ceiling. Situated due east and west, the house enjoys morning and afternoon light through the clerestory windows, which replicate an original feature of the warehouse. Brick pillars spaced twelve feet apart supported the original clerestory.

The Yokut Indian baskets by the front door are part of a collection handed down from Carl's grandfather collected while he worked servicing tractors in the Sierra Nevada Mountains.

The first room to the right is Carl's office with a formation of model airplanes hovering above. The early 20th century roll top desk survived the 1906



earthquake in San Francisco. Undine's office is in the opposite corner from Carl's.

In the dining area, the focal point is the twelve-foot-long table made of rafters salvaged from the Steuart warehouse. The fourteen chairs around it are a rotating collection. Occasionally, a new one is brought home from Eastern Market, and another departs to find a new home.

The kitchen also has salvaged parts of the original warehouse; roof tin punched with "Steuarts Garage" adorns the custom cabinets built within stainless-steel restaurant food preparation tables. Carl made the cabinets in his workshop on the premises.

The Nashes host theater previews and major receptions at the house. The piano, an 1854 Broadwood in rosewood, can provide the musical entertainment.

Along the south wall are five prints, Works Progress Administration silk screens of Navaho rugs that are part of a set of 15. Sets of these silk screens were originally sent to museums and libraries.

The master bedroom and master bath are tucked down a small hallway which can be closed off for parties. The master bathroom is separated into his and hers sides with an open shower between them. Undine's name means a mythical water creature and her side is delineated with two mermaids. Ceiling tin salvaged from a house at the end of the alley provides cabinet door inserts.

Through the new windows along the west wall of the main living space, you can see their spiral brick patio and the comings and goings in the alley. Carl and Undine enjoy their family friendly alley and their neighbors. Through these windows, you can also see the decaying trunk of a large tree lying in the back yard. When they purchased the property, a paulownia tree was growing inside a wall of the building. It is still intertwined with bricks from the warehouse that it consumed.

ALISON AND HUME ROSS

2 922 SOUTH CAROLINA AVE SE

Home of Ashley Yesayan

House Captains:

*Brent Jackson and Rob Sanders,
The Rob and Brent Group, TTR,
Sotheby's International Realty*

Built in 1936, this three bedroom house was purchased by the current owners in 2018. It had been occupied from around 1965 until 2015 by the same couple, and much of the house was renovated in 2015 when it was purchased by new owners. Photographs from the time of that couple's purchase show the interior with original wallpaper and features, including a plaster medallion on the ceiling (no longer there). The first floor of the house and two outside spaces are open to visitors.

The house retains many original features throughout the house: floors, doors, doorknobs, windows, radiators, pocket doors, baseboards, and moldings. Original double doors with an original transom above grace the elegant entrance; the foyer door and doorknob leading into the house also are original. Entering the house, the newel post and stairway banister are original. Be sure to take in the wood paneling on the staircase side of the hallway, also original to the house, and the elegant curve of the baseboards. An original door on the left leads to the unfinished basement, which is off-limits. To the right, between the hallway and dining room, a piece of original flooring was cut out to deliver the washer/dryer to the basement.

Though retaining much of its historic charm, the house also is modern. The current owners are tech specialists, and smart home technology is enabled throughout the house.

The kitchen is all new, as is the back deck, where the owners expect to have a butterfly garden. Exiting the kitchen through an original door, the side patio was redone in 2015; a concrete remnant dated 5-5-65 remains from earlier owners of the house. The owners have plans for a living wall and herb garden in that space.



Between the kitchen and dining room, the powder room retains original sink and features. Throughout the house—particularly in the powder room and the dining room—are artifacts from the couple's travels to Spain, Japan, Egypt, and many other countries. The dining room displays oil paintings by the owner's artist father, as well as a street painting from Ghana. A light fixture from Savannah hangs from the middle (Alexa, turn on the chandelier...).

The pocket doors between the living room and dining room are original to the house. The original wood-burning fireplace will be operational next winter after it is lined. Also notable in the living room are the original ceiling moldings, high ceilings, and many windows, resulting in a spacious, light-filled living room. The windows are original, and at least one of the panes in the front of the house is original glass.

BETH HAGUE

The first floor is open for House and Garden Tour visitors.

4

316 10TH STREET SE

Home of Stefanie Doeblner

*House Captain: Heather Schoell,
Berkshire Hathaway Home Services,
PenFED*

Built in 1880, 316 10th St SE was the first of four houses on the block built by the same architect and developer duo, Benjamin Charlton and W Price (the others, 312, 314, and 318 are not on the tour). When built, these first houses lacked bathrooms and kitchens, and occupants used neighborhood outhouses. Other houses quickly cropped up around the original four, mostly filling the block out within a decade, according to city records.

Occupants were generally middle class; one was a baker in Georgetown; many were federal workers.

When the owner of 316 10th Street SE bought her house in 2006, the house had been neglected. She did her first of two major renovations in 2006, when she bought and completely gutted the house. During her second major renovation in 2017–2018, she extended the rear of the house by 14 feet on all three stories and filled in the dog leg, working with the Historic Preservation Review Board in what she said was a mostly seamless process.

The tour enters the house into a large combined living room and dining room. It originally was divided into two separated by pocket doors, with a separate hallway leading up the stairs. During the first renovation, the owner moved the original fireplace into the living room and retained the original floors. She also kept radiators in the front of the house and added a powder room.

The 2017–2018 renovation doubled the size of the kitchen. The dramatic effect of the black and white floor tiles is best appreciated by standing outside the kitchen (the owner requests that tour-goers not enter). Behind the dining room wall shared with the kitchen but not visible on this tour, a skylight was added to let in light lost when the dogleg was filled in.



Upstairs, the master bedroom has been enlarged from the original and incorporates a bathroom from half of the former middle room. The upstairs hallway banister is original.

The transoms in the front of the house on the second floor are all original, and the owner built new transoms in the renovated extension to copy the old.

Following the 2017–2018 renovation, the second floor now boasts a laundry room and a new spare bedroom with floor to ceiling windows looking onto the garden.

During the 2017–2018 renovation, the owner dug out her former cellar and finished the basement, creating a den/TV room downstairs. She painted white in the basement to brighten the space and she paints in white throughout the house to provide a “canvas” for her wall hangings and furnishings. The basement also now has a back bedroom with bath, not available for viewing on the tour.

BETH HAGUE

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18th and E Streets, SE.

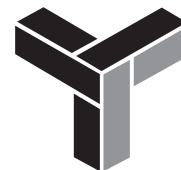
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PHILADELPHIA ROW



The effort to save this historic row of houses near Lincoln Park was an early preservation victory for Capitol Hill.

Between 1865 and 1867, Charles Gessford, one of Washington, DC's most prolific architects, and speculator Stephen Flanagan partnered in building the sixteen matching row houses at 122–154 11th Street SE, known as Philadelphia Row. It was one of the first large-scale developments built in the Lincoln Park area.

Gessford had the row built for his Philadelphia native wife to aid with her homesickness. The buildings had flat fronts of innovative machine-made pressed bricks. The bricks' smooth surfaces and crisp edges became a material of choice in most construction on the Hill, and across the city. Flat roofs invisible from the streets, modest brackets at the cornice line, four-panel doors and larger windowpanes further distinguished Philadelphia Row from its Hill forebears.

Nearly 100 years later, picturesque Philadelphia Row was threatened by the wrecking ball when the Federal government planned to route a six-lane freeway, now known as Route 395, up 11th Street in the early 1960's. This would have cut Capitol Hill in half. The disaster was averted by the tenacious involvement of Capitol Hill residents who successfully lobbied their Congressional neighbors to divert the routing, preserving the tranquil residential neighborhood you enjoy today.

JANET QUIGLEY

SOURCES

Michelle Goldchain, "This Capitol Hill Rowhouse was Built by One of D.C.'s Most Prolific Architects," *Curbed Washington DC* (blog), December 8, 2015, <https://dc.curbed.com/2015/12/8/9893128/charles-gessford-capitol-hill-rowhouse>.

Ruth Ann Overbeck, *Capitol Hill: The Capitol Is Just Up the Street*.

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AVENUE SE

Garden of Jonathan Welch



9

224 12TH STREET SE

Garden of Ben Schaibly



13

**1100 CONSTITUTION
AVENUE NE**
Garden of Donna Brauth



15

1023 EAST CAPITOL SE
Garden of Charles Hudman,
Surroundings



16

154 11TH STREET SE

Garden of Connie and Pete Robinson



10

132 13TH STREET SE

Mosaic by Jim Miller



5

255 11TH STREET SE
CORNER OF 11TH & C STREETS SE

Home of Laurie and Mark Gillman

*House Captain: Ann Grace,
Capitol Hill Village*

As you enter 255 11th Street SE, you'll be drenched in light both natural and reflected. The light provided by its southern exposure, corner lot position, and 37 windows creates a comfortable warmth on the first floor of the home. Owners, Laurie and Mark Gillman, no strangers to Capitol Hill, bought this property in 2009.

Built in 1923, this all brick home boasts large living and dining rooms that blend into each other creating a natural space for entertaining. After a year's time, the Gillmans decided that narrow hallways, a kitchen that needed updating, and a desire to tweak other spaces presented an opportunity to reflect their family needs and life style. The renovation was managed with the expertise of Steve Lawlor (Lawlor Architects) and Darren Kornas (Think, Make, Build) beginning in 2011. On the first floor expanding the entry hall "just a little bit" allowed the addition of a "real coat closet" and built-in cubbies that would be used for each family member's personal belongings.

Features to note on the main floor are the dining room built-ins filled with collections of books that span topics such as Junior League cookery books, art and art history along with a special collection of classics. Within the unique book collection there are copies of books signed by authors who have spoken at East City Bookshop, the Capitol Hill independent bookstore owned by Laurie Gillman.

Adding to the light in this room is a huge mirror. While the history of this mirror remains a mystery be sure to look at its handsome fittings and features. If only mirrors could talk!



The dining room table has moved with the Gillmans over the years. It's a well-loved and used table that has been painted to match the décor in previous homes. The captains' chairs around the table, believed to be about 150 years old, are also well-loved and used.

Relocating the kitchen to the back of the house and enlarging it using an existing porch adds more light to the back of the house. There's a contemporary feel to the kitchen dining space with its eat-in counter and cut-out highlighting a striking gray and white tile backsplash behind the stove. The kitchen has its own exit to a small deck and steps down to a lower patio.

The downstairs living area was modified to shift space in the bedroom, update the bathroom and entertainment area. Note the addition of two functional desk spaces. The natural light on the lower level makes this space welcoming.

Upstairs the renovation enlarged the master bedroom by a foot making the room spacious and inviting. The closet was modified to expand the bathroom. Hidden but lovely features are the heated floors in the master bathroom and the kitchen. There are two additional bedrooms on the second floor that brings the total to four in this Capitol Hill home.

The thriving hedge wraps around the corner of the property providing a welcome noise and privacy barrier.

SUSAN ANTOS

6

245 11TH STREET SE

Home of Linda Mellgren
and John Payne

*House Captain: Chuck Burger,
Coldwell Banker*

The house at 245 11th Street SE was built in 1923. The architect, George T. Santmyers, was popular on Capitol Hill. He designed many apartments and hundreds of row houses, including many on Capitol Hill, for Thomas A. Jameson and Harry Kite. Thomas A. Jameson was the original owner and builder of the house. The house is a Wardman type row house—built along with this entire half-block, along 10th Street and C Street as well as 11th.

The house benefitted from the bounty paid then for harvesting the American chestnut in advance of a blight on the trees; the lovely wood is used in all the doorways and other moldings on the first floor. Refinishing this beauty was a particular focus of the renovation of the past year.

This is the house for the Chinese Year of the Pig! The owners had pig figurines on their wedding cake, and those can be seen on the top shelf of the curio in the dining room. Countless others are strewn throughout the house. See how many you can spot!

The back rooms in the houses on both levels were originally open porches, and many other changes in configuration have been made over the years. When the present owners bought the house in 1984, there was still a second, semi-functional kitchen on the second floor, electrical service totaled 40 amps, and most interior walls were covered with pressboard paneling.

The 50 year-old furnace was replaced in 2018. The new, high-efficiency furnace has separate thermostats for the upper and lower rooms at the back of the house, with a third control for the rest



of the house. The rear rooms feature modern, wall-hugging Runtal radiators in place of large, old ones that had been added at some time after the porches were enclosed.

Most recently, the renovation of the past year included the addition of the first-floor powder room and of the shower bath and laundry on the second floor. (Architect: Jennifer Fowler; contractor: Keil Construction). Except for the powder room, however, the layout on the first floor is largely original; the owners had moved the doorway that connects the dining room to the kitchen in 1992, when they renovated the kitchen, the original upstairs bath, and a bathroom in the basement.

Upstairs, where once the two middle rooms each led out to the back porch, you now find the new bath and laundry area that opens to the back bedroom and a home office that has given up some space to the closet in the back bedroom. Linda and John nevertheless chose to preserve much of the look of the house with the numerous movable transom windows on the second floor, as well as those in the back wall on the first floor, and by using new moldings of the same profile as the originals.

The floors on the first level are the original oak in the living and dining rooms, front hall, and stairs. The kitchen and rear sun room have new oak flooring installed in the past year. Upstairs, the floors are the original heart pine except in the rear bedroom, where pine salvaged from another house in the neighborhood was added in the most recent renovation. The front door is also original. In earlier years, the owners replaced the roof and slate tiles around the front dormer windows and installed central air-conditioning.

NINA TRISTANI

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605 Pennsylvania Avenue, SE
Washington, DC 20003

7 15 GESSFORD COURT SE

Home of Buddy and Thy Harrison
House Captain: Joanna Kendig

In 1892, Charles Gessford built 11 alley dwellings, #1 through 21 Gessford Court, 12 x 24 feet, including 15 Gessford Court. These small two-story brick houses were designed as affordable rental housing for African-Americans and immigrants. Soon after the houses were finished, investors bought them from Gessford to rent to unskilled and semi-skilled people, such as laborers, domestics, and laundresses, all of whom were likely African-American.

The typical floor plan is a living room and kitchen on the ground floor and two bedrooms on the second floor. In 1892, the houses had no interior plumbing. Residents hauled water from a pump in the alley, and relied on a privy as their bathroom. Some of these houses were crowded—in 1894, seven people who worked as laborers or domestics lived in #15. But there were nearby conveniences, such as a bakery, ice cream factory and oyster house, on 11th Street.

Today, Buddy and Thy Harrison and their black Staffordshire Terrier, Chuck, live in 15 Gessford Court. They bought their house in 2016 because they liked the open feel of the alley and the attractive small house. They are part of the friendly community in Gessford Court. Their house is deeper than some of the other houses, and Buddy and Thy have a larger kitchen, with wood cabinets and granite countertops. Buddy and Thy believe that the floors are antique Georgia pine. Their house is simply furnished and has interesting memorabilia.

Buddy is a well-known and successful boxing trainer. He started the Old School Boxing Gym in 1990. At first, he focused on working with people who had talent, and then, realizing that many young men who need direction would benefit from boxing, he began training them as well. He added free training for DC and Prince George's County Police, and the interactions between the officers and young men benefit everyone. His son, Dusty Hernández-Harrison, who trained at his father's gym, is a welterweight champion. Tour visitors can see his championship belts, posters, and other boxing memorabilia.



Buddy also receives donations of food and clothing, which he loads onto a truck and distributes to homeless people every Saturday at Franklin Square, 14th and K streets, NW. He makes sure that the every person receives the correct size clothing. Before school starts, he provides shoes to children, and for the holidays, he distributes meals to those in need. Over the fireplace is a photograph showing Buddy distributing clothing to homeless people. It's part of a modern stations of the cross project by artist Terry Quinn for Bishop McNamara High School in Forestville, MD, and this photograph represents station 7, "Jesus falls for the second time."

In 1892, Martin Wiegand built #16 and 18 Gessford Court, on the other side of the alley. Congressman Adam Clayton Powell, Jr. lived in #16 during the 1960s, and later renovated and sold both houses.

Adam Clayton Powell III told reporters that Barry Goldwater and Hubert Humphrey visited his father there to discuss politics; Gessford Court was a good location for these meetings because it was hard for reporters to find.

BETH PURCELL

The first floor is open for House and Garden Tour visitors.

8

GESSFORD COURT SE

FREE GUIDED OUTDOOR MINI-TOUR

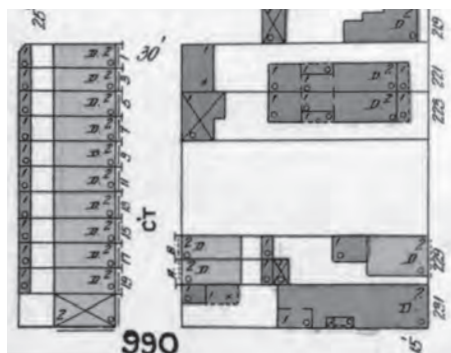
Tour Guide: Beth Purcell

Gessford Court shows us the currents of Washington history—the L’Enfant Plan in action, economics, civil rights, social reform, and technology.

In 1892, Charles Gessford built 11 alley dwellings, #1 through 21 Gessford Court, 12 x 24 feet. The same year Martin Wiegand built #16 and 18 Gessford Court, on the other side of the alley. These small two-story brick houses, two bays wide (a door and a window), with window hoods and corbelling at the cornice, were designed as affordable rental housing for African-Americans and immigrants. Soon after the houses were finished, investors bought them from Gessford to rent to unskilled and semi-skilled African-Americans such as laborers, porters, hostellers, domestics, and laundresses, plus a shoemaker and possibly a grocer.



The Gessford Court houses are typical of 19th century working class houses. They have a dining room and living room on the first floor, and upstairs, two bedrooms. In the early days the houses had no interior plumbing; residents carried water into their houses from a hydrant in the courtyard and used privies in the back yards. They



Sanborn map of Gessford Court SE from 1904.

relied on kerosene lamps for lighting and a stove for cooking and heating.

Over the years owners modified the houses. Prather & Hall converted #19 into a blacksmith shop in 1897. In 1919, Walter B. Avery, a contractor, converted #15 and 17 into garages, and added a 12.6 foot extension in the rear. Neighbors say that someone constructed an airplane there. Sometime after 1946 they were reconverted into dwellings; in 1965, #15 was advertised for sale for \$24,950 as a “just restored” carriage house.” In 1919, Henry Krahling received a permit to convert #1 and 3 into one-story garages, but he never carried out his plans.

In 1953, Douglas P. Berry, Sr., a builder, bought #5, 7, 9, 11, 13, and 19. He remodeled them, adding a wood-burning fireplace, a modern kitchen opening onto a private patio fenced in Alaskan cedar with a locking gate and upstairs were two sunny bedrooms, a linen closet and a tiled bath. Advertised as “the newest of the restored courts,” the houses were offered to buyers at \$9,750.

In 1892, Martin Wiegand built #16 and 18 Gessford Court, on the other side of the alley. Congressman Adam Clayton Powell, Jr. lived in #16 during the 1960s, and later renovated and sold both houses. Adam Clayton Powell III told reporters in 2010 that Barry Goldwater and Hubert Humphrey visited his father there to discuss politics; Gessford Court was a good location for these meetings because it was hard for reporters to find.

Today Gessford Court is a vibrant community tucked away from Capitol Hill’s busy streets.

For additional information on Gessford Court SE, see: chrs.org/gessford-court-walking-tour.

Tours will be held on Saturday, May 11 at 5 PM, and Sunday, May 12 at 2 PM and 4 PM.

This outdoor walking tour is free and open to everyone.
Admittance to the tour stop at 15 Gessford Court requires a House & Garden Tour ticket.

10

132 13TH STREET SE

Home of Fynnette Eaton
and Jim Miller

This house reflects the passions of archivist Fynnette Eaton and historian Jim Miller, who made this 1907 home a celebration of art. It is filled with antiques, ceramics, Japanese and Chinese artifacts, contemporary American works and mosaics in many styles.

After moving into the house in 1988, Jim created the many mosaics seen throughout the home. The home feels like a word-of-mouth, off-the-mall Smithsonian.

“Mosaic” derives from the Greek *museon*, of the *muses*; at 132, Fynnette is the muse behind many of them. The first mosaic you’ll see is the transom above the front door. The living room has original pocket doors and a custom tray ceiling with a Roman-inspired exploding-star motif. The vase by the fireplace is a Qing Dynasty recreation of a Ming Dynasty piece. The restored Greco-Roman plate above the fireplace dates to the second century BCE. The two mosaic tables in the living room are Scan tables; one is a cat and one is two birds drinking sacred water—a scene from Ravenna, Italy. In the front hallway is an Alex Katz painting; Jim’s interpretation of Katz’s work hangs across the hall.

The focal point of the dining room is the Federalist table surrounded by four refinished chairs; the fronts are inspired by Klimt, backs are two Arabesque, and two Greco Roman motifs from nearby Dumbarton Oaks. Also hanging in this room is a Salvador Dalí and two Matt Phillips. The hutch is 1920’s French art-nouveau. The sculpture on the sideboard is *Substantial Thoughts*, a modern take on Auguste Rodin’s *The Thinker*.

As you walk to the rear of the house, you can’t miss Ms. Portugal spanning the wall between the dining room and kitchen. Poke your head into the bathroom to see more of Jim’s mosaic artistry.



The kitchen takes you to Venice. The century-old cupboard has been refinished with a Venetian scene. The gold mosaic to the right of the cupboard is based on Palermo’s Tree of Life, the ceiling from S Marco. Jim built the other cabinets; the floor is travertine.

The rear addition, finished in 1990, replaced several enclosed porches. Fans of Showtime’s “The Borgias” should not leave the backyard before locating the mosaic of Lucretia Borgia which, not by accident, bears more of a resemblance to Holliday Grainger, the actress who plays her.

The tiles below the chair rail in the stairway were inspired by Leighton House in London, known for its orientalist interiors. Hanging above is quarter-millennia old Portuguese wall tile. Two more mosaics of Klimt’s “Judith I and 2” surround a portrait of Fynnette. The shelves below the Japanese screen on the wall are inspired by those in James McNeill Whistler’s Peacock Room at the Freer Gallery.

The front bedroom ceiling mosaic began with a leak. Jim exercised his right to alter or abolish the old ceiling, and in its place instituted one bearing the preamble to the Declaration of Independence.

The library recalls Florence, where Jim and Fynnette once lived. On the wall is a 1980s Pop Art piece by Patrick Nagel.

In the Ottoman-inspired upstairs bath is Jim’s original piece imagining Vasco da Gama’s expedition to India as chronicled in the Portuguese epic poem *Os Lusíadas* by Luís Vaz de Camões. Da Gama never made it as far east as “Katistan,” however, a Roman-themed guest bedroom in the rear of the house with a custom cat door affords Corelli a room of his own away from dogs Blue and Rowdy.

The upstairs rear porch displays a collection of Turkish, Greek, and Italian plates.

ALISON AND HUME ROSS

11

1227 MASSACHUSETTS AVENUE SE

Home of Jacqueline and Eric Emanuel

*House Captain: Meg Shapiro,
Compass Real Estate*

In 1921, William C. Murphy built this house in brick and Indiana limestone from a design by architect William S. Plager. In 1923, Curtis W. Draper and his wife Alice bought the house and lived there until 1958. For many years he ran the W. Curtis Draper cigar store at 503 11th Street NW. He was active in civic affairs and in the St. James Episcopal Church. He died in 1960.

The house has a Craftsman exterior and a modern interior. Outside Craftsman elements include a front porch and visible joinery on the eaves and porch.

In addition, the house's six-over-one windows (six panes of glass over a single pane of glass) were used in Craftsman houses to provide an unobstructed view of the outdoors (the single pane); while the multi-pane section was thought to make the interior seem larger. Inside, the house is completely modern. The owners purchased the house in 2002 and decided on an open plan. They changed the interior by eliminating the small kitchen, removing several walls and a chimney, which added eight square feet; gaining this additional space was well worth changing from gas to electric heat. The living room has comfortable furniture, a wall system hiding the television, and art with images of apples, by John Leslie Talkington. Near the stairs, in place of the wall that was once there, is a custom wood and glass display case and wine rack.

The rear of the house was dark, with only a door and a small window, which were removed. They built a large window and glass doors. The family enjoy meals at a banquette and orbital glass table (which can be adjusted to seat 10 -12) from Calligaris, in Georgetown. On the wall are pop art lithographs by Burton Morris.



The kitchen features shaker-style cherry cabinets from KraftMaid, a farmhouse sink, and countertops in unfinished granite. The dishwasher is installed above the floor, to make loading and unloading easier. They added storage in several places: a lower cabinet near the stove holds pots; and the banquette has drawers underneath. The bar on the west wall, where the chimney once was, has a mobile island, which pulls out from the wall for extra preparation space and entertaining.

Having an outdoor living room is very important to the owners, because their family enjoys spending a lot of time in the back yard. The back porch is Black Locust sourced from West Virginia. On the porch, white ceiling fans and blue tarps feel like the sea shore, and the large Italian umbrella, in matching blue, adjusts to create shade at any time of day. Comfortable outdoor seating rounds out the experience. In cooler weather, they bundle up in blankets, light the fire pit, and roast marshmallows. They planted a London plane tree to hide the utility pole in the alley. Antique metal plaques hang on the rear fence. Landscape architect Michael Lucy (Sustainable Life Designs) planned the back yard.

BETH PURCELL

The first floor is open for House and Garden Tour visitors.

12

162 TENNESSEE AVENUE NE

Home of Steven Koons
and Chris Ray

House Captain: Elizabeth Nelson

Welcome to Hamilton House, a private Capitol Hill residence named for Emmet Hamilton. Mr. Hamilton resided in No. 162 Tennessee Avenue NE with his wife, Edith, during his tenure as Chief Clerk in the Commissary's Office of the U.S. Department of War. Although the namesake of the residence, Mr. Hamilton was not the original occupant, which was built by George P. Newton in 1908. Mr. Newton was the general contractor who erected numerous homes on the "even" side of Tennessee Avenue and resided in No. 162 during the construction of the neighboring homes.

To build the homes on Tennessee Avenue, Mr. Newton utilized the design of architect Nicholas T. Haller, who also designed The Luzon Apartments, a Romanesque revival-style building located near Foggy Bottom and currently listed on the National Register of Historic Places.

The current owners took residence in the summer of 2011 and continued careful and respectful restoration and modernization started by the previous owners.

All of the chandeliers in the home are French and Spanish antiques from the early 20th century, in keeping with the era in which the home was built.

The fireplaces in the living and dining room have original mantles and the tile was restored to reflect the original tile. The floors are not original to the home, but the originals still exist underneath.

Through the formal dining room is the completely modern butler's pantry/bar, kitchen and laundry room. Look out toward Constitution Avenue on the north side of the home to see the rose garden and patio, installed by the current residents. At the back of the house is a parking pad that flows into the neighbor's.

Past the original carved finial on the newel, and up the stairs (with the original handrail), are two bedrooms and master suite. Note the original wood doors, which have been restored and refinished, complete with period-appropriate hardware. The hall bathroom was initially the only one on this floor and underwent updating in 2011. The current owners added much of the molding in the bedrooms.

The master suite was carved out of an original bedroom and trunk room in order to create an oasis at the front of the house. The bathroom was



a complete new addition (with its custom skylight) as were the twin walk-in closets. The bedroom features soaring 14 foot ceilings and a custom American-made rolling library ladder to access storage space in the rafters. The

chandelier originally held candles and was retrofitted for electricity. The wallpaper behind the bed was carefully chosen to reflect the turn-of-the-20th-century style. In the front bay window seating area is a steamer trunk from the current owner's great-great grandfather (who fought in the Spanish-American War, which happened shortly before this home was built).

The lower level is currently being used as an Airbnb and can be accessed both through the front of the home and through a narrow internal staircase.

ANGIE SCHMIDT

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The Capitol Hill Restoration Society

14

1112 EAST CAPITOL STREET NE

House Captain: Maria Strylowski, Coldwell Banker

The beautifully-maintained rowhouse at 1112 East Capitol Street is a classic Capitol Hill dwelling. The house was built in 1890, and, with few exceptions, all of the molding and ornamental elements are original, including the heart of pine floor. The owner bought the house in 1992 and preserved as much as possible when the house was renovated in the mid-1990s. For example, the floor tile in the vestibule is original, but the authentic Morris & Co wallpaper, which complements the original art nouveau light fixture in the entry, was added during the renovation.

One of the interesting features of this home is the painted frieze that runs around the living room above the gold-leafed picture rails. It was copied from the Renaissance Revival frieze in the Treasury Building.

The owner was an international economist at Treasury—but enhanced by the painter, Michael Carpenter, who added gold leaf to the rosettes and shading to give it depth. The living room fireplace mantle is original. The owner converted the fireplace itself to gas and added a rosy breccia marble surround.

Passing from the living room to the music room, notice the unused but still-functional pocket doors. On the left is an impressive late Victorian English manor staircase with delicate turned spindles. A piano sits against the staircase; above it is a painting of an old Orthodox monastery in the Carpathian mountains by Yuriy Ivanovich Khimich (1928–2003), 20th century master of Ukrainian architectural landscape painting. Another Khimich scene from the Russia-Finland border hangs at the base of the stairs. Over the desk on the wall opposite the piano are two notable pieces: a fauve



style painting of adobe buildings overlooking a path from southwestern artist Howard Carr, and a lovely Italian wood inlay from Siena of a young violinist.

You enter the dining room past

another intact pocket door. The first thing you notice is an imposing chandelier, gilded wood with an acanthus leaf design, which perfectly suits the late Victorian room although it was purchased in Rome. On the left are two wetland landscapes by Kathleen Byrnes and a Russian Orthodox church watercolor by Yuriy Khimich. The wall to the right is dominated by a floor to ceiling fireplace, just as impressive as the staircase and framed by the same wood—probably American chestnut. It is flanked by columns, the wood around the mirror above the mantle is beaded, the hearth is surrounded by glazed ceramic tortoise shell tiles, and the cast iron cover is decorated with a cupid, bow and arrow and all. The fireplace is original, but not in its original location. It was in the music room, and previous owners had installed a modern fireplace in the dining room. It was moved to the dining room during the renovation, where it fits perfectly. A large, handsome hutch of the same wood is on the adjoining wall.

On the way out you will pass through the comfortable, sunny kitchen with cheerful green and white floor tile and Mexican tiles on the backsplash. The wall is covered with works of art by the owner's children, including a buffalo platter made by her daughter's Capitol Hill Day School class.

Exit through the garden and out a door that is neatly built into the back fence.

SUSAN BURGERMAN

The first floor is open for House and Garden Tour visitors.



TOUR HEADQUARTERS

CORNER STORE ARTS
900 SOUTH CAROLINA AVENUE SE

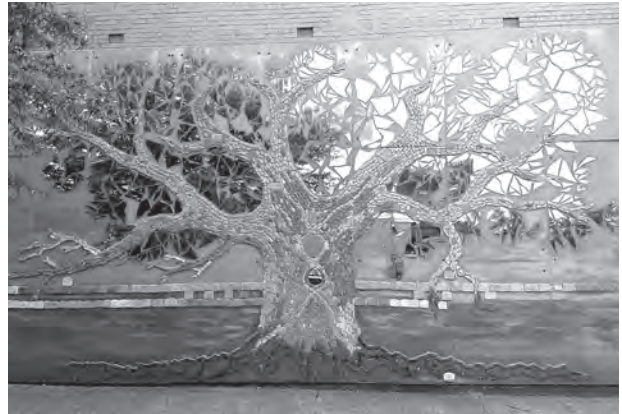
Property of Kris Swanson and Roy Mustelier

Corner Store Arts was originally built in 1870 as a grocery store, with rooms behind and upstairs to house the grocers.

Owned and occupied by only three families in 141 years, the market served the neighborhood continuously until it was closed in 1968.



The store remained boarded shut for the next 33 years until the current owners, Kris Swanson and Roy Mustelier, purchased and began the lengthy renovation of the derelict corner building.



The store area served initially as a studio for Kris, with space for public art projects such as the community mosaic “Yume Tree.” It was also a free art classroom and an after school safe house for at risk youth, an informal gallery, and a venue for local artists and musicians.

The decision to incorporate as a nonprofit art space in 2002 helped accommodate some of the many requests from artists for a place to showcase their talents. Corner Store Arts attracted a diverse and growing audience with art shows, plays, fitness classes, dance, concerts, CD release parties, game nights, slam poetry, chef events, author readings, performance art, film screenings, and discussions with filmmakers, scholars, playwrights and poets.

For the store history and to keep up on current events at 900 South Carolina Avenue, visit: cornerstorearts.org.

Ticket sales, will-call pickup, and complimentary refreshments available during tour hours.

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CAPITOL HILL HOME PHOTO CONTEST 2019



First Place: *Rainbow*

Christine Romero submitted this striking image (left) of the north side of the 1500 block E Street SE.

Second Place: *224 12th Street SE*

Included in this year's garden tour, the front entryway to Ben Schaibly's home (see page 16) made for a serene image.

Third Place: *Iron Stoop*

Allison Atherton chose to highlight the intricate ironwork (below) that distinguishes so many Capitol Hill homes.

All winning images and honorable mentions are available on our website at chrs.org/2019-photo-contest-winners. Many thanks to the *Hill Rag* for co-sponsoring the competition!



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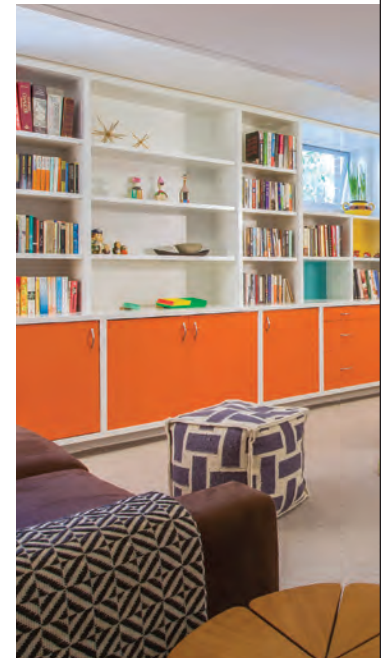


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